



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider the Request from San Joaquin County Supervisor Ken Vogel Seeking Financial Assistance for the Development of an Armstrong Road Agricultural/Cluster Zoning Classification.

**MEETING DATE:** January 16, 2008

**PREPARED BY:** City Manager

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**RECOMMENDED ACTION:** Direct the City Manager to negotiate with County Administrator Manuel Lopez and recommend a level of funding for subsequent Council consideration.

Alternative Recommendation: Provide an immediate and direct response from the City Council with regard to participation and the level of financial contribution.

**BACKGROUND INFORMATION:** As the Council is aware, the Board of Supervisors, at the request of certain property owners, is considering establishing an Armstrong Road Agricultural Cluster Zoning Classification. According to San Joaquin County, the purpose of this zoning classification is to promote a buffer between the cities of Lodi and Stockton within the unincorporated area between the two cities. According to County staff, it is estimated that the County will incur approximately \$300,000 in costs to proceed with the development of this zoning district.

Attached is a letter from Fourth District Supervisor Ken Vogel inviting the City of Lodi to participate in the development of this new zoning district and to share in the costs.

It is recommended that Council direct the City Manager to negotiate with County Administrator Manuel Lopez in order to develop a recommendation for future Council consideration. This recommendation is premised upon the assumption that the Council is not willing to contribute \$300,000, but would be willing to consider a figure less than this amount. Additionally, it is assumed that the Board of Supervisors, as a whole, is reluctant to proceed with the development of this new zoning designation, but would be more favorably disposed if costs were shared by Lodi. Furthermore, it is assumed that the City Council desires to have a roll in the development of the specifics of the zoning district if this zoning designation is pursued.

Nevertheless, the reaction to Supervisor Vogel's request is a policy decision of the Council and reasonable arguments can be made for and against various responses. As an alternative to the recommendation, the Council may wish to directly provide an immediate response with regard to any form of participation, financially or in any other fashion. If the Council wishes to respond now, it would forgo the opportunity to assess the potential reaction of the Board of Supervisors that would be provided through the City Manager negotiating with the County Administrator.

**FISCAL IMPACT:** The correspondence suggests that \$300,000 is the maximum level of financial participation; a lower level of participation may be feasible but is unknown. Funds have not been budgeted

  
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Blair King, City Manager

cc: Supervisor Ken Vogel  
County Administrator Manuel Lopez

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APPROVED:   
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Blair King, City Manager

**Roard of Supervisors**  
222 East Weber Ave  
Courthouse, Room 701  
Stockton, California 95202

**KEN VOGEL**  
*Representing the Fourth District*

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**Denise Warmerdam**  
Legislative Assistant

December 7, 2007

Mayor JoAnne Mounce  
City of Lodi  
221 W. Pine Street  
Lodi, CA 91240

Dear Mayor Mounce:

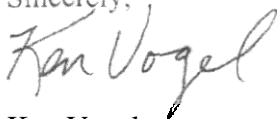
### **Armstrong Road Agricultural Cluster Zoning Classification**

On June 5, 2007, the Board of Supervisor heard a presentation by Ms. Kerry Sullivan, San Joaquin County Community Development Director regarding the creation of a new zoning designation. The proposed Armstrong Road Agricultural/Cluster Zoning Classification, which if implemented, would be within the area one-half mile north and one-half mile south of Armstrong Road from State Route 99 to Interstate 5. The intent of this zoning classification is to promote a buffer area between the cities of Lodi and Stockton which would remain primarily agriculture. Ms. Sullivan estimated that if the Armstrong Road Agricultural/Cluster Zoning Classification is initiated and processed, the required application and Environmental Impact Report would cost approximately \$300,000.

The County is currently exploring the feasibility of creating the new zoning which includes identifying potential funding sources. The proposed zoning would provide significant benefits to the City of Lodi and the landowners within the zone boundaries. It would help to maintain a compact urban form surrounded by agricultural uses and open space. The purpose of this letter is to ask whether the City of Lodi is willing to help fund the cost of creating the new zoning designation as well as the City's desire to participate in the formulation of parameters of the zone.

Please advise, at your earliest convenience, regarding the City's position on both the funding and participation. If you have any questions regarding this matter please contact me at (209) 468-3113 or Manuel Lopez, County Administrator at (209) 468-3203.

Sincerely,



Ken Vogel  
San Joaquin County Board of Supervisors  
Fourth District

KV:PK:abm

c: Hoard of Supervisors  
Kerry Sullivan, Community Development Director  
Blair King, City Manager

131.12-01